

Assessor's Parcel Number:

~~029-272-14~~ ST 1220-21-714-425 ST



Prepared By:

Sean Paul Raymond Theriault

KAREN ELLISON, RECORDER

E05

After Recording Return To  
Sean Paul Raymond Theriault  
3266 Meadowlands Drive  
Sparks, Nevada 89431

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

On November 12, 2018 THE GRANTOR(S),

- Brenda Kay Theriault, a single person,

for and in consideration of One Dollar (\$1 00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S)

- Brenda Kay Theriault, a single person, residing at 1330 Leonard Road, Gardnerville, Douglas County, Nevada 89460

- Sean Paul Raymond Theriault, a single person, residing at 3266 Meadowlands Drive, Sparks, Washoe County, Nevada 89431

as joint tenants with rights of survivorship, the following described real estate, situated in an unincorporated area in the County of Douglas, State of Nevada

Legal Description

Lot 543, as shown on the map of Gardnerville Ranchos Unit NO 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as file No 72456

Description is as it appears in Document No 0474180 BK0899 PG 1822, Official Records, Douglas County, Nevada

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof

Per NRS 375 090 Sections# 01 & 05 Grantee Brenda Kay Theriault is one of the two Grantors and the other Grantor, Sean Paul Raymond Theriault, is the only biological child of the Grantee

Mail Tax Statements To  
Brenda Kay Theriault  
1330 Leonard Road  
Gardnerville, Nevada 89460

Mail New Quitclaim Deed To  
Sean Theriault  
3266 Meadowlands Drive  
Sparks, NV 89431

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED 11-13-18

Brenda K. Theriault

Brenda Kay Theriault  
1330 Leonard Road  
Gardnerville, Nevada, 89460

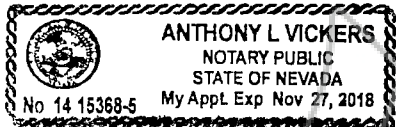
DATED 11/13/2018

Sean Theriault

Sean Paul Raymond Theriault  
3266 Meadowlands Drive  
Sparks, NV 89431

STATE OF NEVADA, COUNTY OF DOUGLAS, ss

This instrument was acknowledged before me on this 13th day of NOVEMBER,  
2018 by Brenda Kay Theriault & Sean Paul Raymond Theriault. *ST AV*



Anthony L Vickers  
Notary Public

\_\_\_\_\_  
Title (and Rank)

My commission expires 11/27/18

STATE OF NEVADA  
DECLARATION OF VALUE

1 Assessor Parcel Number(s)  
 a) ~~029-272-14~~ <sup>ST</sup> 2220-21-710-025 ST  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2 Type of Property  
 a)  Vacant Land b)  Single Fam Res  
 c)  Condo/Twnhse d)  2-4 Plex  
 e)  Apt Bldg f)  Comm'l/Ind'l  
 g)  Agricultural h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES _____	

3 Total Value/Sales Price of Property \$314,354.00 <sup>ST</sup>  
 Deed in Lieu of Foreclosure Only (value of property) (~~\$314,354.00~~) <sup>ST</sup>  
 Transfer Tax Value \$1,226.00 <sup>ST</sup>  
 Real Property Transfer Tax Due \$1,226.00 <sup>ST</sup>

4 If Exemption Claimed <sup>ST</sup>  
 a Transfer Tax Exemption per NRS 375 090, Section # # 5  
 b Explain Reason for Exemption Grantee Brenda Kay Theriault is the Grantor and the other Grantee, Sean Paul Raymond Theriault, is the only biological child of the Grantor

5 Partial Interest Percentage being transferred \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375 060 and NRS 375 110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature Brenda K. Theriault Capacity Grantor & Grantee

Signature Sean P. Theriault Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name Brenda K Theriault  
 Address 1330 Leonard Road  
 City Gardnerville  
 State NV Zip 89460

Print Name Brenda K Theriault / Sean P R Theriault  
 Address 1330 Leonard RD / 3266 Meadowlands DR  
 City Gardnerville / Sparks  
 State NV Zip 89460 / 89431

COMPANY/PERSON REQUESTING RECORDING  
 (required if not the seller or buyer)

Print Name \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)